BOOK 10756 PG 149

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 284,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF January, 19 98

Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Parker c/o Parker & Watts Ins. (NAME)	Same as new owner (NAME)	MAP 132-15
4825 Trousale Drive (ADDRESS)	4825 Trousdale Dr. (ADDRESS)	PARCEL 72
Nashville, TN ~~37204~~ 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37220 (CITY) (STATE) (ZIP)	OH 25143

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William H. Dorris and R. B. Huffine

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike Parker and wife, Kennie Parker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

FELIX E. ... REGISTER
DAVIDSON ... COUNTY, IN.

98 JAN 13 AM 10:14

IDENTIFICATION REFERENCE

0389687

1565 01/13 0101 03CHECK 123.38

unimproved (X)
This is improved ( ) property, known as 746 Peach Orchard Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9th day of January 19 98

William H. Dorris

R. B. Huffine

BOOK 10756 PG 150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Dorris and R. B. Huffine

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 9th day of January, 19 98.

Commission expires May 23, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Peach Orchard Hill, as of record in Plat Book 6250, Page 728, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

Being the same property conveyed to R. B. Huffine and W. H. Dorris by Warranty Deed from The Estate of Emanuel Schatten by Calvin L. Tate, as Co-Executor and Co-Trustee and as Attorney-in-Fact for Sidney Schatten; Steve Massey and George DeZevallos, all Co-Executors and Co-Trustees of said Estate which deed is of record in Book 10678, Page 800, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED FROM ESTATE OF EMANUAL SCHATTEN BY CALVIN L. TATE, SIDNEY SCHATTEN AND GEORGE DEZEVALLOS, CO-EXECUTORS WHICH DEED IS OF RECORD IN BOOK 10482, PAGE 183, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND CONTAINS THE FOLLOWING PROPERTY DESCRIPTION:

BEGINNING at a point on the north existing right-of-way line of State Route 255 (Harding Place) said point being on the common property line between Johnny W. Watson and that property of the above mentioned Emanual Schatten Estate and located 80.11 feet left of State Route 255 (Harding Place), survey centerline station 95+09.81; thence with said common property line 12 deg. 41 minutes 13 seconds East a distance of 20 feet, more or less, to a point located 27.77 feet right of Ramp A, survey centerline station 9+90.53, said point being on the west proposed controlled access line; thence with said proposed controlled access line, northeasterly with a curve to the left having a radius of 35.00 feet, an arc distance of 35.19 feet to a point located 34.43 feet right of Ramp A survey centerline station 9+52.94; thence continuing with said proposed controlled access right-of-way line North 55 degrees 19 minutes 23 seconds East a distance of 125.88 feet to a point located 59 feet right of Ramp A survey centerline station 8+00; thence continuing with said proposed controlled access right-of-way North 35 degrees 24 minutes 48 seconds East a distance of 78.01 feet to a point located 65 feet right of Ramp A survey centerline station 7+04.49; thence continuing with said proposed controlled access right-of-way line North 22 deg. 15 minutes 51 seconds East a distance of 89.93 feet to a point lcoated 75.27 feet right of Ramp A survey centerline station 6+08.11, said point being on the common property line between Tillman H. Williams and the grantors in herein described Warranty Deed; thence with said common property line South 85 degrees 13 minutes 22 seconds East a distance of 27 feet, more or less to a point located 267.97 feet left of Interstate Route 65 survey centerline station 190+63.21 , said point being on the west existing controlled access right-of-way line of Interstate 65; thence with said existing controlled access right-of-way line, South 25 deg. 24 minutes 29 seconds West a distance of 284.62 feet to a point located 80.12 feet left of State Route 255 (Harding Place) survey centerline station 96+43.39, said point being on the north existing right-of-way line of State Route 255 (Harding Place); thence with said existing right-of-way line with a curve to the right having a radius of 1,065.93 feet, an arc distance of 124.59 feet to the POINT OF BEGINNING and containing 0.349 acres, more or less. The above described property was conveyed in fee simple and all right of ingress and egress to, from and across the same and to and from abutting lands was therein conveyed. ALSO CONVEYED IN WARRANTY DEED IN BOOK 10482, PAGE 183, SAID REGISTER'S OFFICE IS AN EASEMENT FOR CONSTRUCTION OF A DRAINAGE DITCH OUTSIDE THE PROPOSED RIGHT OF WAY LINE. TITLE TO THE FOLLOWING DESCRIBED EASEMENT AREA REMAINS VESTED IN THE GRANTOR IN SAID DEED AND IS USED BY THE STATE OF TENNESSEE, ITS CONTRACTORS OR ASSIGNS FOR A PERIOD OF 2 YEARS FROM AND AFTER THE COMMENCEMENT OF CONSTRUCTION AND IS DESCRIBED AS FOLLOWS:
BEGINNING at a point on the west proposed controlled access right-of-way line, said point being on the south proposed construction easement line and 86 feet, more or less, right of Ramp A survey centerline station 6+50, more or less; thence with said proposed construction easement line Northwesterly a distance of 51 feet, more or less, to a point located 120 feet, more or less, right of Ramp A survey centerline station 6+50, more or less, said point being on the west proposed construction easement line; thence with said proposed construction easement line North 08 degrees 00 minutes 08 seconds East a distance of 30 feet, more or less, to a point located 356.03 feet left of Interstate Route 65 survey centerline station 190+58.00, said point being on the common property line between Tillman H. Williams and the grantors in said deed referred to herein; thence with the common property line South 85 degrees

13 minutes 22 seconds East a distance of 88.20 feet to a point located 75.27 feet right of Ramp A survey centerline station 6+08.11, said point being on the west proposed controlled access right-of-way line; thence with said proposed controlled access right-of-way line South 22 degres 15 minutes 51 seconds West a distance of 50 feet, more or less, to the POINT OF BEGINNING, and containing 2,286 square feet, more or less.

William A. Adams
R. B. Hoffman

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10756 PG 153

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 28750.00
CON TX 106.38
PRFEE 1.00
WDEED 16.00
TOTAL 123.38
CHECK 123.38

01/13/98 01 10:14 0001 1565

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0389687

IDENTIFICATION REFERENCE

98 JAN 13 AM 10:14

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1242217